



AGENDA
RIO DELL PLANNING COMMISSION
REGULAR MEETING - 6:30 P.M.
WEDNESDAY, SEPTEMBER 25, 2013
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the Planning Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and on the City's website at riodelcity.com. Your City government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

THE TYPE OF COMMISSION BUSINESS IS IDENTIFIED IMMEDIATELY AFTER EACH TITLE IN BOLD CAPITAL LETTERS.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL

E. CONSENT CALENDAR

- 1) 2013/0925.01 - Approve Minutes of the August 28, 2013 Regular Meeting (**ACTION**)

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not intended. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2013/0925.02 - Public Hearing/Adopt Resolution No. PC-071-2013 Approving
Design Review Conditional Use Permit for the Dollar General
Subject to Conditions of Approval Outlined in Exhibit A (**ACTION**)

CALL FOR 10 MINUTE RECESS

- 2) 2013/0925.03 - Public Hearing/ Adopt Resolution No. PC-066-2013
Recommending Approval to Amend the Parking Regulations,
Section 17.30.180 of the Rio Dell Municipal Code (ACTION)

H. CONTINUED STUDY SESSIONS

I. REPORTS/STAFF COMMUNICATIONS

J. ADJOURNMENT



In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707)764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

*The next Regular Planning Commission meeting is scheduled for
October 23, 2013 at 6:30 p.m. in the City Council Chambers*

**CITY OF RIO DELL
PLANNING COMMISSION
REGULAR MEETING
AUGUST 28, 2013**

CALL TO ORDER

The regular meeting of the Rio Dell Planning Commission was called to order at 6:35 p.m. by Commissioner/Vice Chair Angeloff.

Present were Commissioners Angeloff, Long, Millington and Theuriet. Absent was Commissioner Chapman (excused).

Others present were Community Development Director Caldwell and City Clerk Dunham.

CONSENT CALENDAR

Motion was made by Theuriet/Millington to approve the consent calendar including approval of minutes of the June 26, 2013 special meeting; approval of minutes of the July 17, 2013 study session; and approval of minutes of the July 24, 2013 regular meeting. Motion carried 4-0.

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Public Hearing/Adopt Resolution No. PC-068-2013 Approving Crnkovich Conditional Use Permit, Subject to Conditions of Approval Outlined in Exhibit A

Community Development Director Caldwell provided a staff report and said Catherine Crnkovich made application for a Conditional Use Permit (CUP) for the construction of a 664 square foot attached second dwelling unit on a parcel with an existing 1,080 square foot single family residence. He said the CUP is required because the proposed second unit exceeds 50% of the size of the primary residence.

Community Development Director Caldwell then reviewed the criteria for Second Dwelling Units under the current Zoning Code and said the proposed second unit complies with all other provisions of the Code.

Community Development Director provided commissioners with supplemental information regarding the proposed project and said based on Sections 13.06.150 and 13.10.130 of the Rio Dell Municipal Code, staff had conditioned the project to require the applicant to install separate sewer and water laterals and pay additional hook-up fees for the proposed second unit. Based on concerns raised by the applicant, staff determined

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that these provisions have only been applied for detached secondary dwelling units. As a result, staff modified the recommended Conditions of Approval to eliminate Condition No. 1 under Exhibit A, and presented the revised Conditions of Approval to the Commission for consideration.

Community Development Director Caldwell commented that there were no comments received from the any of the referral agencies, staff believes the proposed second unit is subordinate to the principal unit and compatible with the character of the surrounding neighborhood, and is consistent with all applicable provisions of the Zoning Regulations. Accordingly, staff is recommending approval of the proposed CUP subject to the Conditions of Approval under Exhibit A.

Commissioner Millington commented that she wondered how long it would take to expand the homes located within the Meadowbridge Subdivision since they were primarily built as 3 bedroom/1 bath starter homes.

Community Development Director Caldwell commented that the current trend seems to be more combining of families as people age.

Commissioner Theuriet asked if the second unit will be constructed over the existing garage and if the same siding is being proposed. Community Development Director Caldwell confirmed that to be correct.

Commissioner Angeloff questioned the water and sewer services. Community Development Director Caldwell explained both units will be served by 1 meter but they will be charged 2 base rates for both water and sewer service.

Community Development Director Caldwell said there was another potential issue with this project that had to do with whether the applicant would be required to install a sprinkler system in the proposed second unit. He said after talking with the State Fire Marshall and the State Department of Housing and Community Development staff determined that projects such as this are at the discretion of the local jurisdiction. He said staff made the decision to not require the unit be sprinkled.

Commissioner Angeloff said given that the State has determined that second units are a valuable mechanism in providing for affordable housing and have made the process easier, why would the City impose additional fees for water and sewer connections. Community Development Director Caldwell indicated the language in that section of the Code may need to be cleaned up. He recommended the City consider what the use is for a proposed second unit before requiring a second utility connection; if it is to provide housing for an extended family member then it should not be required.

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Commissioner Angeloff recommended the City consider what the use is for a proposed second unit before requiring a second utility connection; if it is to provide housing for an extended family member then it should not be required.

Community Development Director Caldwell pointed out that if there is potential for the parcel containing 2 units to be subdivided, then it would be advantageous to require separate utility connections at the time of construction.

A public hearing was opened to receive public input on the proposed Conditional Use Permit. There being no public comment, the public hearing closed.

Motion was made by Long/Theuriet to adopt *Resolution No. PC-068-2013 Approving the Crnkovich Conditional Use Permit* with the revised Conditions of Approval as presented. Motion carried 4-0.

Public Hearing/Adopt Resolution No. PC-066-2013 Recommending Approval to Amend The Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code

Community Development Director Caldwell provided a staff report and said staff is recommending 3 text amendments to the existing parking regulations. He said the first amendment will prohibit the storage of trailers on public streets and right-of-ways; the second amendment will identify specific parking requirements for low to moderate income (LMI) senior housing projects; and the third amendment will eliminate the need for a Conditional Use Permit (CUP) for exceptions to the location and required number of parking spaces.

Community Development Director Caldwell commented that staff discovered that the on-street parking of *trailers* is not specifically addressed in the current parking regulations as it only refers to recreational vehicles. The proposed amendment will add *trailer* parking to address all types of trailers including horse trailers, cargo trailers, dump trailers and the like.

In regard to the second proposed amendment, he explained that during a recent meeting with DANCO, staff discovered that the Code does not address specific requirements for low to moderate income senior housing projects. He noted that many low to moderate income seniors are either limited to 1 vehicle or don't drive because of financial or health reasons. As such, staff is recommending the City establish separate parking requirements for these types of housing projects. Staff proposed the following parking requirements for low to moderate income senior housing projects:

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- | | |
|-------------------------|------------------------------|
| • One bedroom or less | .5 space per dwelling unit |
| • Two bedrooms | 1 space per dwelling unit |
| • Three bedrooms | 1.5 spaces per dwelling unit |
| • Four or more bedrooms | 2 spaces per dwelling unit |
| • Guest parking | .5 spaces per dwelling unit |

Community Development Director Caldwell explained the last amendment is to recommend that the need for a Conditional Use Permit (CUP) for exceptions to the parking location and required number of parking spaces be eliminated so that exceptions can be approved by the Community Development Director in consultation with the Director of Public Works. He noted that the applicant will still have the opportunity to appeal a decision.

Commissioner Angeloff asked if there will be a cost associated with the review of exception requests. Community Development Director Caldwell stated that the applicant will be charged for actual staff time to review and process the application as opposed to the cost of a CUP which ranges from \$500 to \$1,000.

Commissioner Millington asked if the storage of trailers is defined in the Code. Community Development Director Caldwell explained “storage” is defined as “parking for any period longer than 72 hours” of a recreational vehicle, boat or trailer.

Commissioner Angeloff said his thought is whether there should be a consideration given to trailers parked in front of residences. He pointed out if someone returns home from a trip, it may take longer than 72 hours to unload the RV/trailer and move it off the street. Community Development Director Caldwell explained that notices of code violations are typically complaint driven and usually there is a period of time before the letter even goes out.

Commissioner Theuriet commented that she has a neighbor that parks a utility trailer in front of her residence and uses it for hauling yard trimmings and has been doing this for 22 years and asked if this amendment will affect her. Community Development Director Caldwell said that it will apply in this situation and reiterated that enforcement is typically complaint driven.

Commissioner Millington asked if this will apply to the Town Center zone. Community Development Director Caldwell said the proposed amendment applies to all zones within the City.

A public hearing was opened to receive public input on the proposed amendments. There being no public comment, the public hearing closed.

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Motion was made by Millington/Long to adopt *Resolution No. PC-066-2013 Recommending Approval of Amending the Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code*. Motion carried 3-0; 1 abstain (Commissioner Theuriet).

Public Hearing/Adopt Resolution No. PC-067-2013 Recommending Approval to Amend Fence Regulations, Section 17.30.180 of the Rio Dell Municipal Code

Community Development Director Caldwell provided a staff report and said this relates to another minor text amendment. He said the current fence regulations limit the height of fences on the exterior sides of corner lots to 4 feet which do not provide privacy or security to the back yard of a residence. He said based on a number of inquiries by local residents, staff is recommending that the existing regulations be amended to allow fences up to 6 feet in height on exterior side yards providing the visibility triangle is maintained.

Commissioner Theuriet asked if existing fences are grandfathered in. Community Development Director stated that they are.

Commissioner Long stated that he lives on the corner of Painter and May Street and said he has a 6 foot fence along his back property line and asked if he will be permitted to extend the 6 foot fence along the side yard. Community Development Director Caldwell said that the fence can be 6 feet in height on the exterior side yard with a 30 foot front yard setback to keep outside the visibility triangle.

Commissioner Theuriet commented that she has existing a 3 foot fence in her front and side yard which allows her to see oncoming traffic when pulling out of her driveway. She said she is glad the fence is the height it is due to the truck traffic on Pacific Ave.

Commissioner Angeloff asked for clarification that essentially the proposed amendment will allow for a 6 foot fence around an entire yard. Community Development Director Caldwell explained that on non-corner lots, the fence height is 4 feet for front yards and on side yards 20 feet from the street; then 6 feet beyond that on the side yard and 6 foot in the rear yard.

A public hearing was opened to receive public comment on the proposed text amendment to the fence regulations.

Joe Rocha, 88 Dixie St. commented that he would like to be able to construct a 6 foot fence on the First St. side of his property. He said he has an old garage that needs to be demolished and when he removes it, he will have no privacy or security to his back yard.

Motion was made by Theuriet/Long to adopt *Resolution No. PC-067-2013 Recommending Approval of Amending the Fence Regulations, Section 17.30.090 of the Rio Dell Municipal Code*. Motion carried 4-0.

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Review Draft Conservation and Open Space Element and Adopt Resolution No. PC-069-2013 Recommending Approval by the City Council

Community Development Director Caldwell provided a staff report and said the current Open Space Element was adopted in 1972; the current Conservation Element in 2001 so they are both long overdue; essentially they should be updated every 10 years.

He provided Commissioners with a supplemental staff report recommending approval of the Open Space and Conservation Element by the City Council at this time, rather than continuing the matter to the September 25, 2013 Planning Commission meeting for recommended approval.

He explained that there are a number of goals contained in the General Plan related to conservation and open space and this document is really a guiding document that provides the framework for the conservation of natural resources and open space within the community. He added that the primary vision of the Open Space and Conservation Element is to maintain and encourage development that compliments the natural visual setting of Rio Dell.

Community Development Director Caldwell said the City has talked about implementing Parkland Dedication Fees for all development within the City and in order to do that, it needs to be address in the Conservation and Open Space Element which is one of the reasons the draft element was brought forward ahead of the other updates including the Safety Element.

Next was review of the goals and policies related to conservations and open space.

Commissioner Long referred to page 5 of the draft element under *Biological Resources Implementation Measures*, where it states that the City shall acquire additional open space through a variety of measures including exactions, dedications, grant funding, and easements. He asked for clarification of “exactions.”

Community Development Director Caldwell provided an example of an exaction and said like in the Circulation Element, the City wants the developer to either sell or dedicate a portion or all of their parkland dedication fees as required as a Condition of Approval of the development but to make that exaction, it must tie into the General Plan policies and there must be a nexus or relationship; meaning that basically the City can’t hold the developer hostage for something that is not fair or proportionate with the type of development.

Commissioner Theuriet referred to Goals CO 5.2-2 through Implementation CO 5.2-3.a. related to preserving, maintaining and protecting trees and natural vegetation and

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questioned whether this is currently being done. Community Development Director Caldwell stated that what she was referring to is newly proposed language.

Commissioner Angeloff asked if the preservation of existing trees will hinder homeowners from removing rotten or diseased trees. Community Development Director Caldwell explained this is simply a goal to encourage the preservation of trees and natural vegetation but does not prohibit homeowners from removing trees or vegetation.

Commissioner Theuriet commented that nothing was done to provide shade or canopy for the trees within the Gateway and now the City is going to do the same thing with the Downtown Streetscape Project. She also expressed concern about possible root invasion.

Community Development Director Caldwell commented that the trees located within the Gateway are small and very susceptible to wind; the trees proposed for the other end of town will be larger with root barriers. He said he would like to see the City implement a program where a community member can donate a tree and have it dedicated with their name or perhaps in memory of someone.

Discussion continued regarding Section 5.3 *Open Space for the Managed Production of Resources*. Community Development Director Caldwell pointed out that there is very little prime agricultural land within the City; primarily located on the Dinsmore Plateau and the area on the north side of the Eel River that was annexed into the City. He said in regard to mineral resources, the only area is the riverbed.

Community Development Director Caldwell stated Section 5.4 *Open Space for Outdoor Recreation and Conservation of Historical and Cultural Resources* identifies areas suited for park and recreational purposes and opens the door for potential funding opportunities for the City for park acquisition and development.

Commissioner Theuriet noted that under the Quimby Act standards, there should be 5 acres of parkland per every 1,000 residents. Community Development Director Caldwell said the City does not currently meet that standard and said the City should have approximately 17.5 acres of parkland and currently only has around 2.5 acres. He said it would certainly help to be able to demonstrate that when applying for grants.

Moving on to Archeological/Paleontological Resources, Community Development Director Caldwell pointed out that the City is very fortunate to have an archeologist (Nick Angeloff) on the planning commission and said if potential archeological resources or human remains are unearthed during any type of ground work, all activities are required to stop and a qualified archaeologist funded by the applicant and approved by the City and Bear River Band, is contracted to evaluate the find, determine its significance, and

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identify any required mitigation to be implemented by the developer prior to resumption of any ground disturbing activities.

Community Development Director Caldwell noted that the Scotia Bluffs is a significant source of fossils and the ash layers date back to over a million years ago so that is an area that should be protected.

Community Development Director Caldwell said in regard to historic buildings, there are many houses constructed before 1920 still standing in the City and any structure over 40 years old is considered an historic building. He said when the City processes a owner-occupied loan for rehabilitation of a house over 40 years old, its obligated to contact the State Office of Historic Preservation to make sure they don't have a problem with what is being done.

Next was review of Seismicity and Bedrock Geology. Some of the policies and implementation measures included the update of the Conservation and Safety Element to include the most current soil stability and geologic hazard mapping as well as the development of a Geographic Information System (GIS) that contains data on slope stability geologic hazards including large scale hazard maps.

Last, was review of Flood Hazards; Dam Failure; and Air and Energy Resources and the corresponding policies and implementation measures. Community Development Director Caldwell commented that as everyone is aware, the 1955 and 1964 floods devastated the community and left the City isolated so that supplies had to be air lifted into the City. He stated that the City is working on an Emergency Response Plan because one of the main advantages of having one in place is that when a State or Federal disaster is declared and money is set aside to rebuild communities, 13% of that money goes to local jurisdictions, provided they have an Emergency Response Plan in place.

He noted that the Eel River Industrial Park is subject to flooding and as part of the Land Use Matrix update he contacted the property owner to see if he has any site specific flood elevations and if not, encouraged him to have his surveyor go out and identify those elevations.

He commented that the Ogle, Belleview areas and portions of the Riverside neighborhood are subject to local flooding and the City applied for a CDBG Technical Assistance grant to do a study to identify the problems and develop mitigation measures to address the drainage issues. He noted that in addition to the \$100,000 grant, the City Council authorized an additional \$7,000 in the current budget for planning and design so the project will be shovel ready. If funding becomes available, the City will then have a better chance of getting the project approved for funding.

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Related to dam failure, Community Development Director Caldwell stated that hazards from dam failure are those associated with the downstream inundation that would occur given a major structural failure.

Related to Air Quality, he said new fire places are restricted to either gas fireplaces or State or EPA approved wood burning stoves.

Related to Energy Resources, Community Development Director Caldwell stated that that all new residential development within the City is subject to the State's Title 24 energy efficiency standards related to insulation, windows, water heaters, furnaces and air conditioners. He pointed out that PG&E usage has increased in the City by 45% since 2005; largely due to indoor marijuana grows. He said the City of Arcata has imposed a utility user tax on excess use of electricity which is something the City might want to explore.

Commissioner Angeloff asked staff if there are any drastic impacts on the community with the adoption of the proposed Conservation and Open Space Element. Community Development Director Caldwell stated there are no major changes and that the draft element basically reiterates existing laws and policies.

A public hearing was opened to receive public comment on the proposed update. There being no public comment, the public hearing closed.

Motion was made by Angeloff/Millington to adopt *Resolution No. PC-069-2013 Recommending Approval of the Open Space and Conservation Element of the General Plan*. Motion carried 4-0.

Review Draft Safety Element and Adopt Resolution No. PC-070-2013 Recommending Approval by the City Council

Community Development Director Caldwell reported the Draft Safety Element will be continued to the next regular meeting on September 25th.

Schedule Date for Next Study Session to Continue Discussion of Draft Land Use Matrix, Potential Use Types, Appropriate Zones for New Use Types, and Definitions

A study session was scheduled for September 11, 2013 beginning at 5:30 p.m.

REPORTS/STAFF COMMUNICATIONS

Community Development Director Caldwell reported in addition to the Draft Safety Element, on the next regular meeting agenda will be Design Review for the Dollar General project.

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Commissioner Angeloff suggested a study session be scheduled to discuss the possible waiver of impact fees for certain types of commercial development as an incentive to promote business development in the City. Commissioners concurred; no date was set at this time.

ADJOURNMENT

The meeting adjourned at 8:18 p.m. to the September 11, 2013 study session.

Nick Angeloff, Vice Chair

Attest:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: September 25, 2013

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Jim Stretch, City Manager

Date: September 19, 2013, 2013

Subject: Dollar General Design Review Conditional Use Permit
File No. 053-151-001; Case No. DR-CUP 13-01

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed Conditional Use Permit;
2. Open the public hearing, receive public input, close the public hearing and deliberate;
3. Assuming that public testimony is substantially in support of the proposal, find that:

Zoning Consistency

- The proposed project is consistent with the applicable Zoning regulations and complies with the applicable "Guiding Principles and Design Concepts" in **Section 17.250.050(5)** Rio Dell Municipal Code (RDMC); and
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; and
- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior

aperturances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties; and

- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and

General Plan Consistency

- The proposed project is consistent with the General Plan

California Environmental Quality Act

- The Design Review Conditional Use Permit has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA);

4. Adopt Resolution No. PC 071-2013 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A.

Background/Summary

The Zaremba Group has made application on behalf of the Dollar General Corporation for a 9,100 square foot Dollar General store. The Dollar General Corporation is the nation's largest small-box discount retailer of top-quality brands. The Dollar General's headquarters are located in Goodlettsville, Tennessee. The Dollar General has over 10,000 stores located throughout the United States and employs close to 100,000 people.

The proposed location is currently developed with the Redwood Mini Golf and Market/Deli on property known as 44 Davis Street. The parcel is zoned Community Commercial (CC). The purpose of the Community Commercial zone is to provide for large-scale commercial uses. The proposed use is principally permitted. However, the project is subject to the City's Design Review regulations, Section 17.25.050 *et seq* of the Rio Dell Municipal Code (RDMC). Attachment 1 includes proposed building elevations. Attachment 2 includes the floor plan and Attachment 3 includes the site plan, landscaping plan and irrigation plan. Attachment 4 includes the Lighting/Photometric Plan and Attachment 5 includes the pylon sign details.

Staff has worked with the Zaremba Group in developing the proposed elevations and design over the past couple months and we believe the project as currently proposed is consistent with the City's adopted Design Review Guiding Principles and Concepts, which are:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses; and

- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

Required Findings/Staff Analysis

Section 17.35.030 Rio Dell Municipal Code (RDMC) Conditional Use Permits.

1. Zoning Consistency

(a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;

Land Use: The property is zoned Community Commercial (CC). Retail uses are principally permitted uses in the Community Commercial zone.

Parking: Section 17.30.180 of the Rio Dell Municipal Code (RDMC) identifies Parking and Loading requirements, including the required number of spaces, landscaping, lighting, surface requirements, striping, wheel stops, number of spaces, handicap spaces, bicycle and motorcycle parking and loading spaces.

Based on the size of the proposed building, 9,100 square feet, Section 17.30.180(17)(a) of the RDMC requires one parking space for every 250 square feet of gross floor area. Based on the size of the proposed building, the applicant is required to provide 36.4 parking spaces. The site identifies 37 parking spaces.

Based on the City’s handicap parking requirements, 2 of the required 37 spaces must be handicap accessible, permanently signed and the spaces painted with the international symbol of accessibility. The submitted site plan identifies the required handicap parking spaces.

The applicant is also required to provide bicycle and motorcycle parking. Section 17.30.180(19) of the RDMC identifies the bicycle parking requirements. The number of required bicycle spaces required is based on the number of required parking spaces. As such, the applicant is required to provide 5 bicycle parking spaces or racks. Although the site plan identifies an area for bicycle parking, it does not identify the number of spaces or racks. Staff has conditioned the project to require 5 bicycle parking spaces or racks. **Please see Exhibit A.** Based on the City motorcycle parking requirements, the applicant is required to provide 2 parking spaces with a minimum dimension of 4 feet wide by 7 feet long. The submitted site plan identifies the required motorcycle parking spaces.

Section 17.30.180(7)(a) of the RDMC requires all parking spaces, access drives and maneuvering areas to be improved with and permanently maintained with an all weather durable asphalt, concrete of comparable surface as required by the Director of Public Works. The submitted site plan indicates that the access drive and maneuvering area will be improved with heavy duty pavement and the parking areas with typical asphalt. Staff has included as an operational condition that the paving be permanently maintained in good condition. **Please see Exhibit A.**

Section 17.30.180(8) of the RDMC requires that the parking spaces be clearly delineated with white 4 inch wide lines and that the striping be continuously maintained in a clear and visible manner. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(9) of the RDMC requires concrete curbing at least 6 inches in height and 6 inches wide around the perimeter of the parking and landscaped areas. The submitted site indicates compliance with this provision. Curbs are allowed as wheel stops, provided that when adjacent to walkways, a minimum walkway width of 4 feet remains for safe and convenient pedestrian use. The proposed walkway in the front of the store is 9 feet wide. Assuming a two foot vehicle overhang, the walkway meets the 4 foot minimum unobstructed width.

Sections 17.30.180(12), (13) and (14) of the RDMC identifies parking area landscape requirements. Landscaping has to be provided throughout the parking lot as a combination of ground cover, shrubs and trees. The landscaping plan does incorporate the use of ground cover including sod, shrubs and trees.

Section 17.30.180(12)(a)(iii) of the RDMC encourages on-site stormwater detention/retention, pollutant cleansing and groundwater recharge. In addition, it is a City policy that there is no net increase in stormwater runoff during a 25 year storm event as a result of a project. The submitted drainage information and design, including a detention/retention basin, is based on a 10 year event and does result in a slight increase in stormwater runoff. Staff has discussed the 25 year event and no net increase criteria, including the use of bio-swales (grassy-swales) with the applicant and agent and they will amend the drainage/hydraulics plan accordingly. Bio-swales are used to reduce sediment and pollutants form stormwater runoff. The incorporation of detention/retention facilities and bio swales is consistent with the City's Open Space and Conservation Element, Policies CO 5.2-7 and CO 5.6-2. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(13) of the RDMC requires that parking areas be screened from streets and adjoining properties and contains the following perimeter parking landscaping requirements:

(i) A proposed parking area adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.

The proposed landscaping plan does provide the required 6 foot minimum width along both Wildwood Avenue and Davis Street.

(ii) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 18 inches, but shall not exceed any applicable height limit for landscaping within a setback.

The landscaping plan does propose the use of "rock rose" at the driveway entrance and at the west end of the parking area. The applicant will be required to provide additional landscaping, possibly "rock rose" along both Wildwood Avenue and Davis Street in order to comply with this provision. The project has been conditioned accordingly. **Please see Exhibit A.**

(iii) Screening materials may include a combination of plant materials, earth berms, solid decorative masonry walls, raised planters, or other screening devices that are determined by the review authority to meet the intent of this requirement.

The applicant is proposing shrubs and trees to provide the required screening. As indicated above, the applicant will be required to provide additional plantings along Wildwood Avenue and Davis Street to help screen the view of cars in the parking lot from the streets.

(iv) Trees that reach a mature height of at least 20 feet shall be provided within the planting strip in addition to trees within the parking lot interior required by Subsection (a)(v). Trees types shall have root systems that will not extend beyond the planting area.

The applicant is proposing 7 strawberry trees along the perimeter of the parcel. Strawberry trees reach a height of about 40 feet and are about 30 feet across at maturity. The proposed trees on the east side of the parcel appear to be located on top of the existing sewer lateral and close to the existing storm drain. Staff will request verification from the Landscape Architect that the root system of the proposed strawberry tress do not extend beyond the boundaries of the planting area and that they will not affect the sewer and storm drain laterals. The project has been conditioned accordingly. **Please see Exhibit A.**

(v) Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 17.30.090(1) (Corner Lots – Sight Distance).

The proposed landscaping plan, including the proposed pylon sign location, appears to be consistent with the City's visibility regulations. However, staff has conditioned the project to ensure that the required sight distances are maintained. **Please see Exhibit A.**

Section 17.30.180(14) of the RDMC requires that 10% of the gross area of the parking lot be landscaped. The parking lot is approximately 16,000 square feet. Accordingly, 1,600 square feet of landscaping within or adjacent to the parking area is required. The amount of proposed landscaping easily exceeds the required 1,600 feet. In addition pursuant to Section 17.30.180(14)(a) of the RDMC, trees that reach a minimum height of twenty (20) feet are required within or adjacent to the parking lot at a minimum ration of one (1) tree for every five (5) parking spaces. As indicated above, the applicant is proposing 7 strawberry trees along the perimeter of the parcel, including 5 trees adjacent to the parking area. In order to meet the intent of the applicable provision, staff has conditioned the project to require 2 additional trees adjacent to the parking area. The project has been conditioned accordingly. **Please see Exhibit A.**

Outdoor lighting fixtures are limited to a maximum height of fifteen (15) feet and the fixtures must be directed downward and away from adjoin properties and public rights-of-way, so that no on-site lighting directly illuminates adjacent properties. The applicant is proposing 3 free standing light fixtures 15 feet in height around the perimeter of the parking lot and 11 light fixtures attached to the building. The lighting/photometric plan indicates that the proposed lighting will not directly illuminate adjacent adjacent properties.

Section 17.30.180(21) of the RDMC identifies the number of required loading spaces. Commercial and office uses are required to provide 1 loading space for 15,000 to 100,000 square feet of gross floor area. The gross area of the proposed building is 9,100 square feet. Therefore a loading space is not required. However, the applicant is proposing a loading entrance to the building on the east side of the building.

Design Review: Section 17.25.050 *et. seq.* for the RDMC contains the Design Review Regulations. The Design Review Regulations apply to new buildings and/or structures. The Planning Commission is required to review and approve, conditionally approve, or deny Design Review applications using the guiding principles and design concepts, application review process, and findings identified in Section 17.25.050(8) of the RDMC. Below are the Guiding Principles and Design Concepts:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses: and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

As indicated above the project is also subject to the required Design Review findings found in Section 17.25.050(8) of the RDMC. The required findings are as follows:

(1) The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in Section 17.250.050(5) Rio Dell Municipal Code (RDMC).

Staff will address General Plan consistency in Section 2 of this staff report. This section of the staff report is addressing the zoning consistency finding, including land use, parking, landscaping and design review.

(2) The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Based on the submitted plans, staff believes that the design of the building and associated landscaping does enhance the character of the neighborhood and community. However, staff has requested the applicant to add another contrasting band near the top of the building to break-up the upper half of the building. The applicant has agreed. The project has been conditioned accordingly. **Please see Exhibit A.**

(3) The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible

with the character of existing or anticipated buildings on adjoining and nearby properties.

As indicated above staff believes the proposed design of the building is compatible with the character of the existing building and properties in the area. The applicant is proposing a 6 foot board on board fence surrounding the trash/recycling bins on the east side of the building. In addition, the applicant had proposed a 6 foot board on board fence surrounding the mechanical equipment. However, based on the associated noise levels of the mechanical equipment (82 decibels), staff recommended a 6 foot split face concrete block wall. The applicant has agreed. The project has been conditioned accordingly. **Please see Exhibit A.**

Staff has previously addressed the proposed exterior lighting associated with the project. In regards to signage, Section 17.30.260 of the RDMC identifies the City's sign regulations. Basically, appurtenant signs are allowed 3 square feet for every foot of street frontage with a maximum limit of 300 square feet. The proposed pylon sign is 10 feet by 5 feet and is double sided. It's been the City's policy to count both sides of a double sided sign. As such the pylon sign is 100 square feet in size. The proposed sign or lettering on the building is approximately 3 feet tall and approximately 37 feet long or 111 square feet. Staff calculates free standing letters based on 75% of the area. As such the proposed signage is approximately 83 square feet. The total area of the proposed signage is approximately 183 square feet. As such, the proposed signage does comply with the City's sign provisions.

(4) The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

The site currently has 2 driveway access points into the property from Davis Street. The applicant is proposing to eliminate 1 driveway and widen the driveway near the east side of the property. The property is adjacent to the school access to the east. Students will be crossing the driveway approach going to and from school. The City Engineer has recommended some sort of driveway approach treatment (i.e. stripping or stamped concrete) to alert drivers that the driveway approach is a pedestrian crossing. The project has been conditioned accordingly. **Please see Exhibit A.**

Based on the information submitted, comments received from referral agencies, the use is allowed in the Community Commercial zone and complies with all other applicable provisions of Zoning Regulations, including parking, design review and signage.

2. General Plan Consistency

The proposed use is consistent with the General Plan and any applicable specific plan;

The General Plan designation is also Community Commercial. Commercial retail uses are considered principally permitted uses.

There are Land Use and Noise Element policies that require noise attenuation techniques to ensure compatibility with various land use types. As previously discussed, based on the noise

levels of the mechanical equipment (82 decibels), staff recommended a 6 foot split face concrete block wall. The applicant has agreed. The project has been conditioned accordingly. **Please see Exhibit A.**

The General Plan also includes policies to encourage Low Impact Development (LID) techniques to minimize stormwater runoff and encourage groundwater recharge. The project has been conditioned to design stormwater facilities to accommodate a 25 year storm event, including the use of bio-swales and detention/retention facilities. **Please refer to Exhibit A.**

The General Plan also encourages landscaping to minimize visual impacts and ensure compatibility with adjacent and surrounding properties. The project has incorporated landscaping elements that will enhance the appearance of the project and the surrounding properties.

In addition, the proposed project is consistent with the following General Plan goal: “To promote a variety of commercial uses and allow light manufacturing in appropriate commercial areas.”

There are no other goals or policies which would preclude the proposed use in the Community Commercial designation. Therefore, the proposed use is consistent with the General Plan.

3. California Environmental Quality Act

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project. Because the use is principally permitted, it is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations ministerial projects are statutorily exempt.

Attachments:

Exhibit A: Recommended Conditions of Approval.

Attachment 1: Proposed Building Elevations.

Attachment 2: Floor Plan.

Attachment 3: Site Plan, Landscaping Plan and Irrigation Plan.

Attachment 4: Lighting/Photometric Plan.

Attachment 5: Pylon Sign Details.

Attachment 6: Resolution No. PC 071-2013 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A.

Attachment 7: CEQA Notice of Exemption

EXHIBIT A
Conditions of Approval
Dollar General Design Review Conditional Use Permit
File No. 053-151-001; Case No. DR-CUP 13-01

Conditions of Approval

1. The applicant shall pay the \$50.00 CEQA Notice of Exemption filing fee (payable to the County of Humboldt) within five (5) days of approval. All other associated processing fees must be paid within 30 days of billing.
2. The applicant shall revise the site plan and install 5 bicycle parking spaces/racks.
3. The applicant shall revise the hydraulics/drainage plan to accommodate a 25 year storm events so that there is no net increase of stormwater runoff from the site. The plan shall incorporate Low Impact Development (LID) stormwater techniques, including the use of detention/retention facilities and bio-swales.
4. Additional landscaping shall be provided along Wildwood Avenue and Davis Street adjacent to the parking area. The required landscaping shall be a minimum height of 18 inches. The applicant shall submit a revised Landscaping Plan demonstrating compliance with this condition.
5. The applicant shall submit verification from a qualified landscape professional that the proposed strawberry tress do not extend beyond the boundaries of the planting area and that they will not affect the sewer and storm drain laterals.
6. The applicant shall revise the site plan to include 2 additional trees adjacent to the parking area. A total of 7 trees are required adjacent to the parking area.
7. The applicant shall revise the Building Elevations to include a contrasting band of split or smooth face concrete block near the top of the building along the front and sides of the building to the satisfaction of the Planning Director.
8. The mechanical enclosure shall be constructed of split face or a combination of split face and smooth face concrete block with a minimum height of 6 feet. The site plan and/or landscaping plan shall be revised accordingly.

9. The garbage/recycling area shall be screened/enclosed with a minimum 6 foot board on board fence and shall be secured at all times. The site plan and/or landscaping plan shall be revised accordingly.
10. The applicant shall construct a 6 foot board on board fence along the east property line to a point 30 feet north of the existing sidewalk. The remaining 30 feet shall be fenced with a 3 foot board on board fence.
11. The storm drain located within the proposed driveway approach shall be relocated outside the driveway approach to the satisfaction of the City Engineer and/or Streets Superintendent. The site plan and hydraulics/drainage plan shall be revised accordingly.
12. The applicant shall stamp or stripe a pedestrian crossing across the driveway approach to the satisfaction of the City.
13. A Grading and Erosion Control plan incorporating Best management Practices (BMP's) shall be submitted to the City for review and approval prior to the issuance of any building permits.
14. The applicant shall obtain a General Permit from the Regional Water Quality Control Board (RWQCB). The applicant shall submit a copy of the approved Permit, including a copy of the required Storm Water Pollution Prevention Plan (SWPPP). If the Regional Water Quality Control Board (RWQCB) does not require a Permit, the applicant shall submit written evidence as such.
15. The applicant shall grant public utility easements to the City for the existing water, sewer and stormwater facilities crossing the parcel.
16. The applicant shall submit Improvement Plans for review and approval.

Operational Conditions

1. All outdoor storage materials and equipment shall be screened from public view.
2. The building, parking lot, stripping and landscaping shall be maintained in good condition. The stripping shall be permanently maintained in a clear and visible manner.
3. The storm drain system, including the detention/retention basin shall be maintained to ensure it works properly.

Informational Notes

1. If potential archaeological resources, paleontological resources or human remains are unearthed during grading activities, all work ground disturbing activities shall be stopped and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band of the Wiyot Nation, shall be contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation shall be implemented by the developer prior to resumption of any ground disturbing activities.
2. In accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work shall be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.



Public Works Department Improvement Plan Comments

PROJECT: Dollar General Building Permit Review

APPLICANT: Zarenba Program Development, LLC

ADDRESS: 44 Davis Street, Rio Dell, CA 95562

APN: APN 052-222-009

PREPARED BY: Merritt Perry, City Engineer

DATE: September 16, 2013

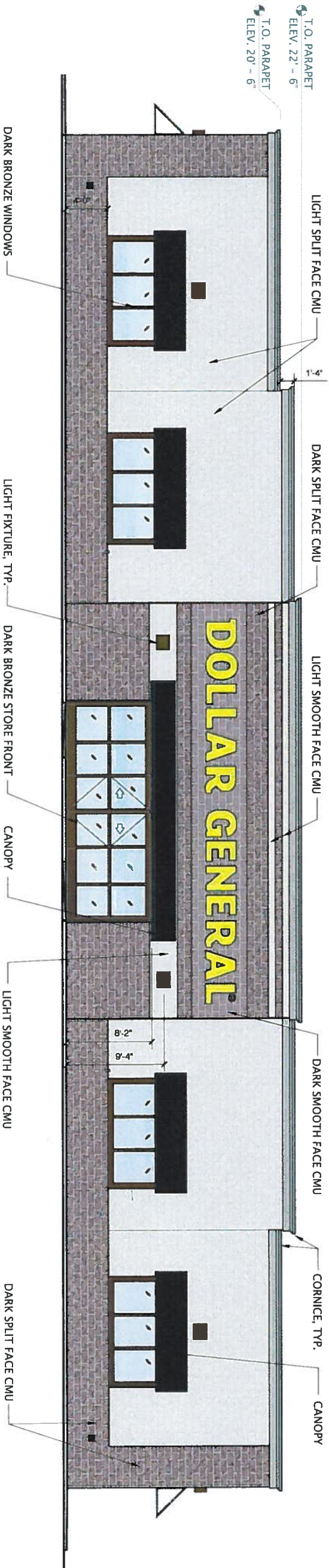
We have received the referral form for the Dollar General building permit application dated 8/23/2013. It is the responsibility of the building official to review building permits within the City of Rio Dell, and therefore our review is limited, and related to items that may affect public utilities only.

BUILDING PERMIT PLAN COMMENTS:

1. The improvement plans do not show the public utilities easements. Please show all easements and vacations on the subject property.
2. If the potable water line runs along the westerly property boundary is not shown to be within the existing city right of way, or a utility easement, than an easement should be requested such that the City has access to maintain the existing potable water line.
3. A sanitary sewer cleanout should be constructed where the building sewer connects to the City sewer collection system.
4. The building sewer shall be abandoned where no longer necessary to serve the development.
5. Please provide drainage calculations both pre-project and post-project condition to quantify the runoff from the site to the City storm drain system. Any increase in off-site runoff should be mitigated by on-site drainage improvements such that there is no increase to the City's storm drain system for a 25-year storm.

6. Is the driveway too wide for being on a the accessible route to the school? Approximately 90' long, quite a crossing

7. City of Rio Dell Public works to review and approve water, sewer and drainage improvements both on-site and within the City right of way prior to backfill. Contact Randy Jensen, City of Rio Dell Public Works at 764-3541 to arrange for an inspection.



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT.

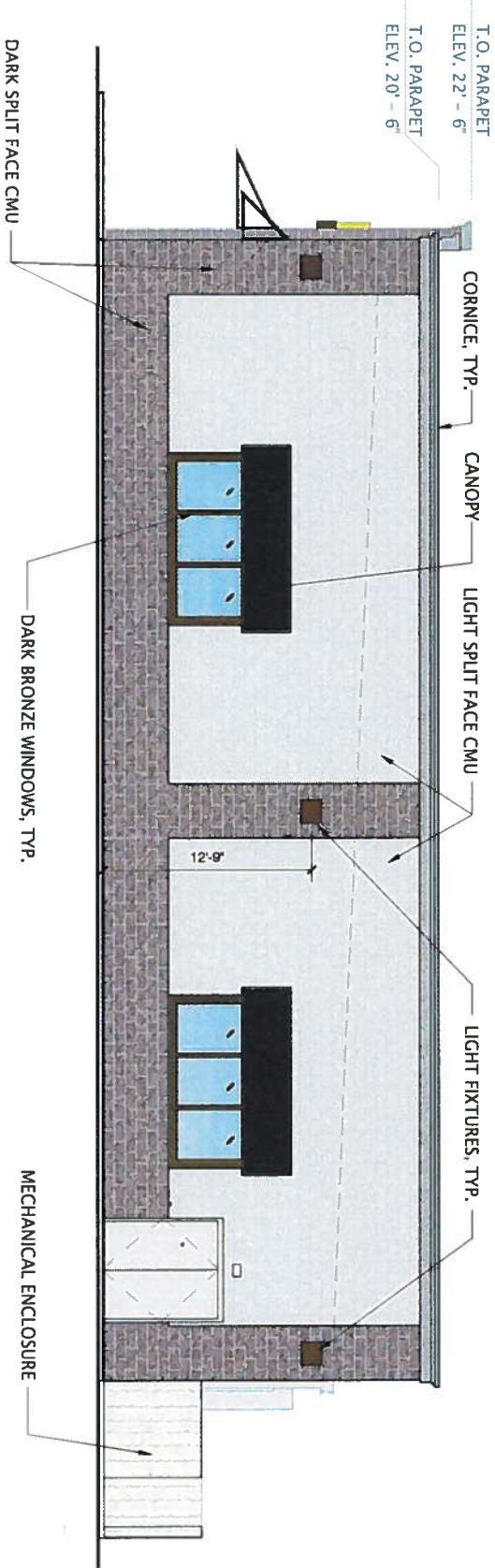
DOLLAR GENERAL

NORTHEAST CORNER OF DAVIS STREET AND WILDWOOD AVENUE
RIO DELL, CA



ZAREMBA GROUP

NORR
ARCHITECTS ENGINEERS PLANNERS



EAST ELEVATION

SCALE: 3/16" = 1'-0"

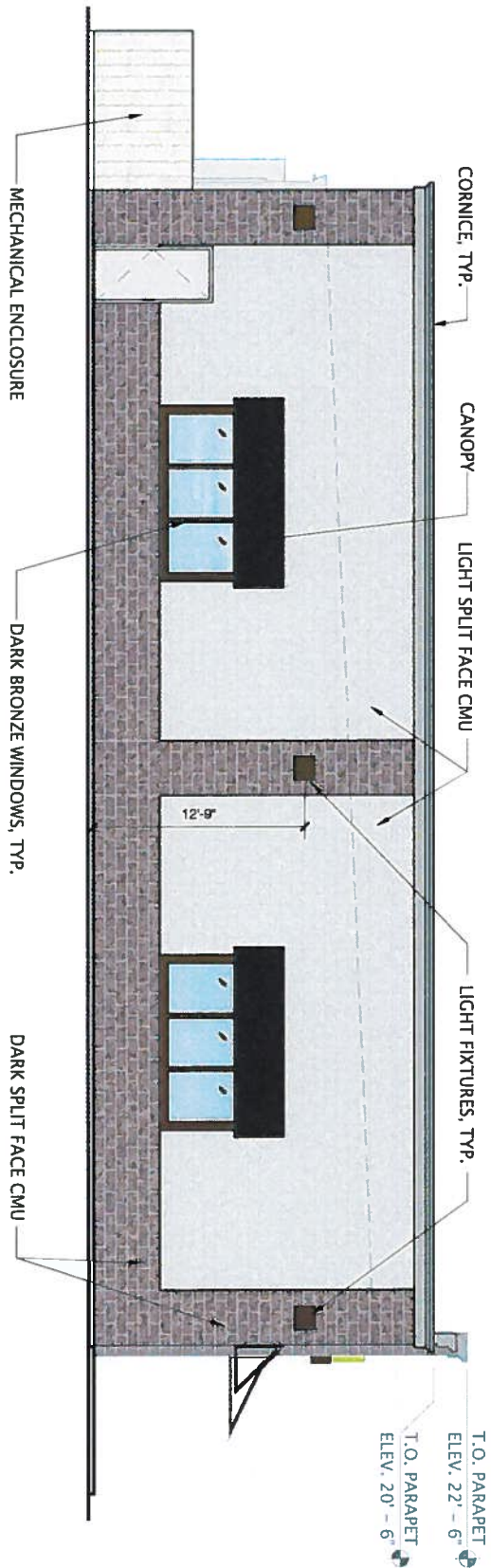
DOLLAR GENERAL

NORTHEAST CORNER OF DAVIS STREET AND WILDWOOD AVENUE
RIO DELL, CA



ZAREMBA GROUP





WEST ELEVATION

SCALE: 3/16" = 1'-0"

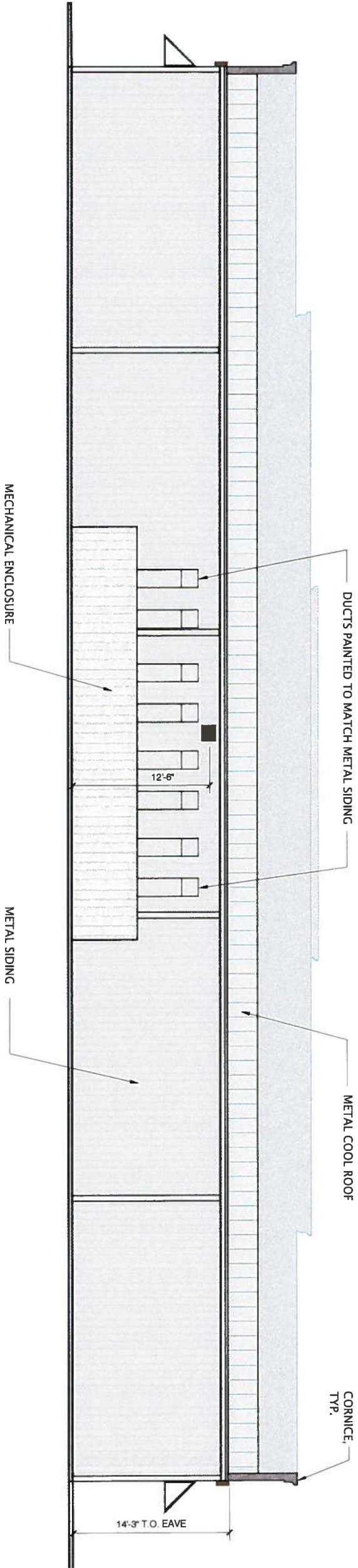
DOLLAR GENERAL

NORTHEAST CORNER OF DAVIS STREET AND WILDWOOD AVENUE
RIO DELL, CA



ZAREMBA GROUP





NORTH ELEVATION

SCALE: 3/16" = 1'-0"

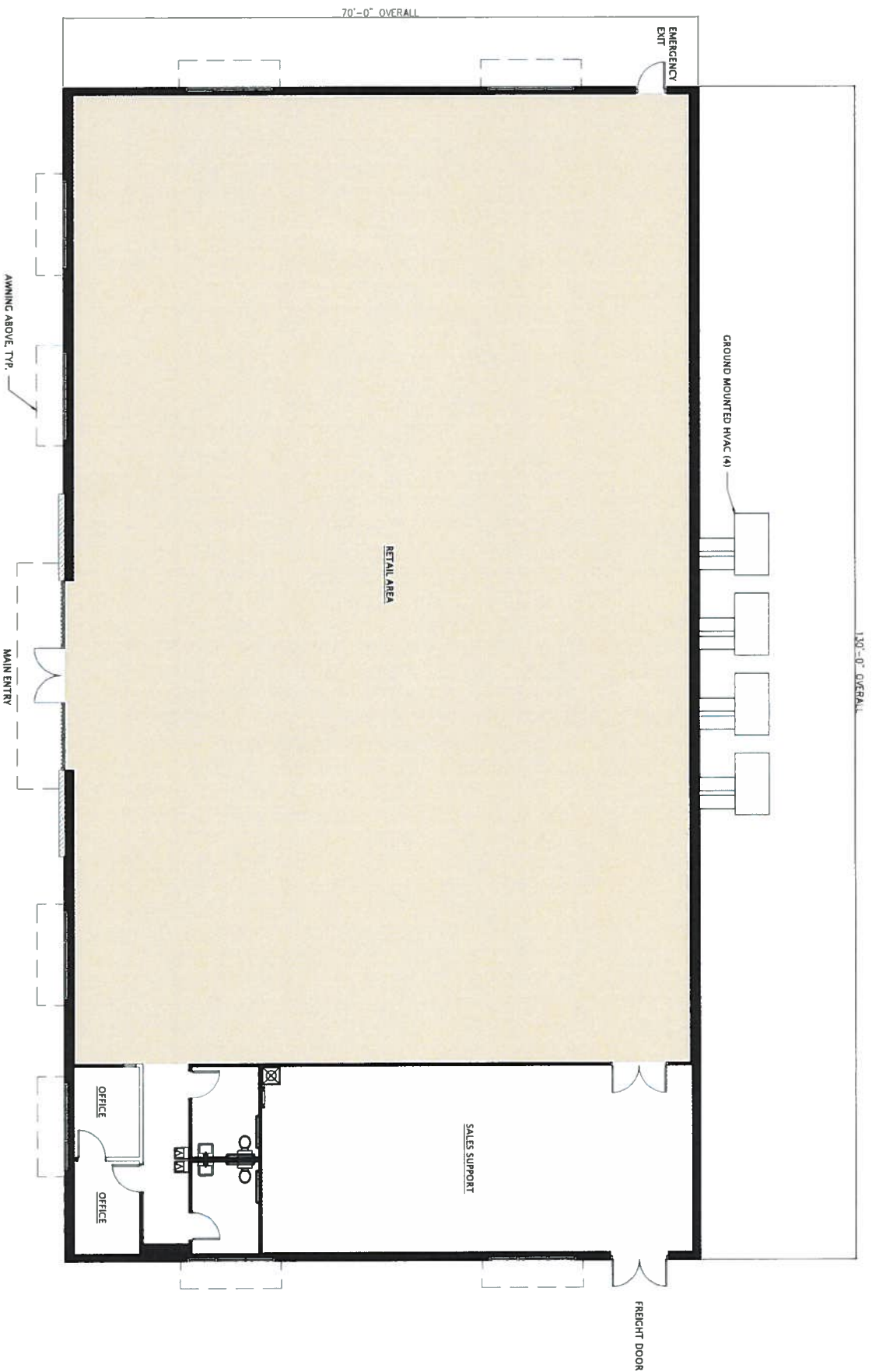
DOLLAR GENERAL

NORTHEAST CORNER OF DAVIS STREET AND WILDWOOD AVENUE
RIO DELL, CA



ZAREMBA GROUP

NORR
ARCHITECTS ENGINEERS PLANNERS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOLLAR GENERAL STORE

NORTHEAST CORNER OF DAVIS STREET AND WILDWOOD AVENUE
RIO DELL, CA

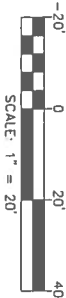
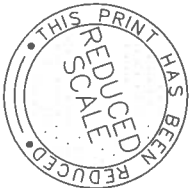


ZAREMBA GROUP

NORR
ARCHITECTS ENGINEERS PLANNERS

LANDSCAPE CHANGES & USES: The engineer preparing these plans will not be responsible for the construction of any landscape features shown on these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

ENGINEER'S NOTES TO THE CONTRACTOR: The existence and location of any underground utilities. To the best of our knowledge, there are no existing utilities except as shown on these plans, which may not be accurate. The Contractor shall ascertain the true horizontal and vertical locations and size of any of those underground utilities and shall be responsible for damage to any public or private utilities shown on this plan.



2ND AVENUE

DAVIS STREET

WILLOW AVENUE

LANDS OF BRADLEY
APN 052 222 008
DOC. 2004 17334.2

END (E) 6'-6" WOOD FENCE / BEGIN (E) 3'-6" WOOD PICKET FENCE
EXTEND WATER LINE 10'-0" OUT FROM BUILDING, THEN TO BACK AND CONNECT TO (E) WATERLINE
(P) HVAC PAD AT REAR OF BUILDING SURROUNDED BY 6'-0" BOARD ON BOARD FENCE
(E) SANITARY SEWER TO BE ABANDONED

(P) 18'-0"x18'-0" (MIN) CONCRETE DUMPSTER PAD PROVIDE 18'-0"x12'-0" DUMPSTER ENCLOSURE FOR TWO (2) DUMPSTERS, WITH 6'-0" BOARD ON BOARD ENCLOSURE

(E) SANITARY SEWER CLEANOUT
REPLACE (E) 5'-0" CHAINLINK FENCE WITH (P) 6'-0" BOARD ON BOARD FENCE

LANDS OF RIO DELL ELEMENTARY SCHOOL
DISTRICT OF HUMBOLDT COUNTY
APN 052 233 002
BOOK 129 OF OFFICIAL RECORDS, PAGE 161

PUT CLEANOUT AT 1'-0" FROM EDGE OF WALK AND EXTEND TO CONNECT TO (E) SANITARY SEWER WITH CLEANOUT AT SEWER

REPLACE (E) 4'-0" HOGWIRE FENCE WITH (P) 6'-0" BOARD ON BOARD FENCE

END (P) 6'-0" BOARD ON BOARD FENCE AND REMOVE (E) 4'-0" HOGWIRE FENCE
(P) RETENTION BASIN

POINT NUMBER	POINT ELEVATION	NAME
3	131.50'	BLDG
4	131.00'	10' OUT
5	130.75'	15' OUT
6	131.00'	PL
7	131.50'	BLDG
8	130.25'	5' OUT
9	129.75'	20' OUT
10	130.00'	PL
11	131.90'	CONCRETE
12	131.72'	CONCRETE
13	131.36'	CONCRETE
14	130.86'	AC
15	130.46'	AC
16	128.25'	AC
17	129.60'	AC
19	130.00'	AC
20	130.76'	AC
21	130.96'	AC
23	132.15'	AC
24	131.75'	AC
25	130.82'	AC
26	131.32'	TO WALK
27	130.50'	AC
28	131.00'	TO CURB
29	128.03'	PL
30	127.0'	PL
31	131.50'	BLDG
32	131.20'	14' FROM BLDG
33	130.96'	CURB
34	128.75'	CURB
35	130.10'	CURB
36	130.50'	CURB
37	131.26'	CURB
38	131.46'	CURB
39	132.65'	CURB
40	132.25'	CURB
41	131.00'	CURB
42	126.50'	BOTTOM OF BASIN
43	126.50'	BOTTOM OF BASIN
44	126.60'	BOTTOM OF BASIN
45	126.50'	BOTTOM OF BASIN
46	126.50'	BOTTOM OF BASIN
47	130.96'	AC
48	131.46'	CURB
49	130.96'	AC
50	131.46'	CURB
51	129.00'	(E) GRADE
52	128.00'	(E) GRADE
53	127.00'	(E) GRADE
54	127.00'	(E) GRADE
55	127.00'	(E) GRADE
56	128.00'	(E) GRADE
57	129.00'	(E) GRADE
58	130.00'	(E) GRADE
59	131.00'	(E) GRADE
60	132.00'	(E) GRADE
61	132.00'	(E) GRADE
62	131.00'	(E) GRADE
63	133.00'	(E) GRADE
64	133.00'	(E) GRADE
65	133.00'	(E) GRADE

PROPOSED DOLLAR GENERAL BUILDING SITE

ZAREMBA PROGRAM DEVELOPMENT, LLC
RIO DELL, CALIFORNIA

Oscar Larson & Associates
Consulting Engineers, Inc.

317 Third Street, 2nd Floor • Eureka • CA • 95501
(707) 445-2043

9/17/13

PRINT DATE



No. Date Des. by: JND Dwg. by: CWB Date: Checked by: JND Date: 9/17/13 By Approv

Scale: AS SHOWN Job No. 7267

C2

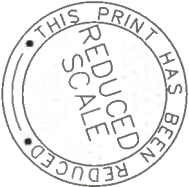
3 OF X

PRELIMINARY
NOT FOR CONSTRUCTION
ATTACHMENT 3

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for any changes or uses of these plans that are made without the written approval of the engineer. All changes to the plans must be in writing and must be approved by the preparer of these plans.

© 2013 Oscar Larson & Associates

ENGINEER'S NOTES TO THE CONTRACTOR: The existence and location of any underground utilities, to the best of our knowledge, are shown as indicated on these plans, which may or may not be accurate. The Contractor shall ascertain the true horizontal and vertical locations and size of any of those underground utilities and shall be responsible for damage to any public or private utilities shown or not shown on these plans.

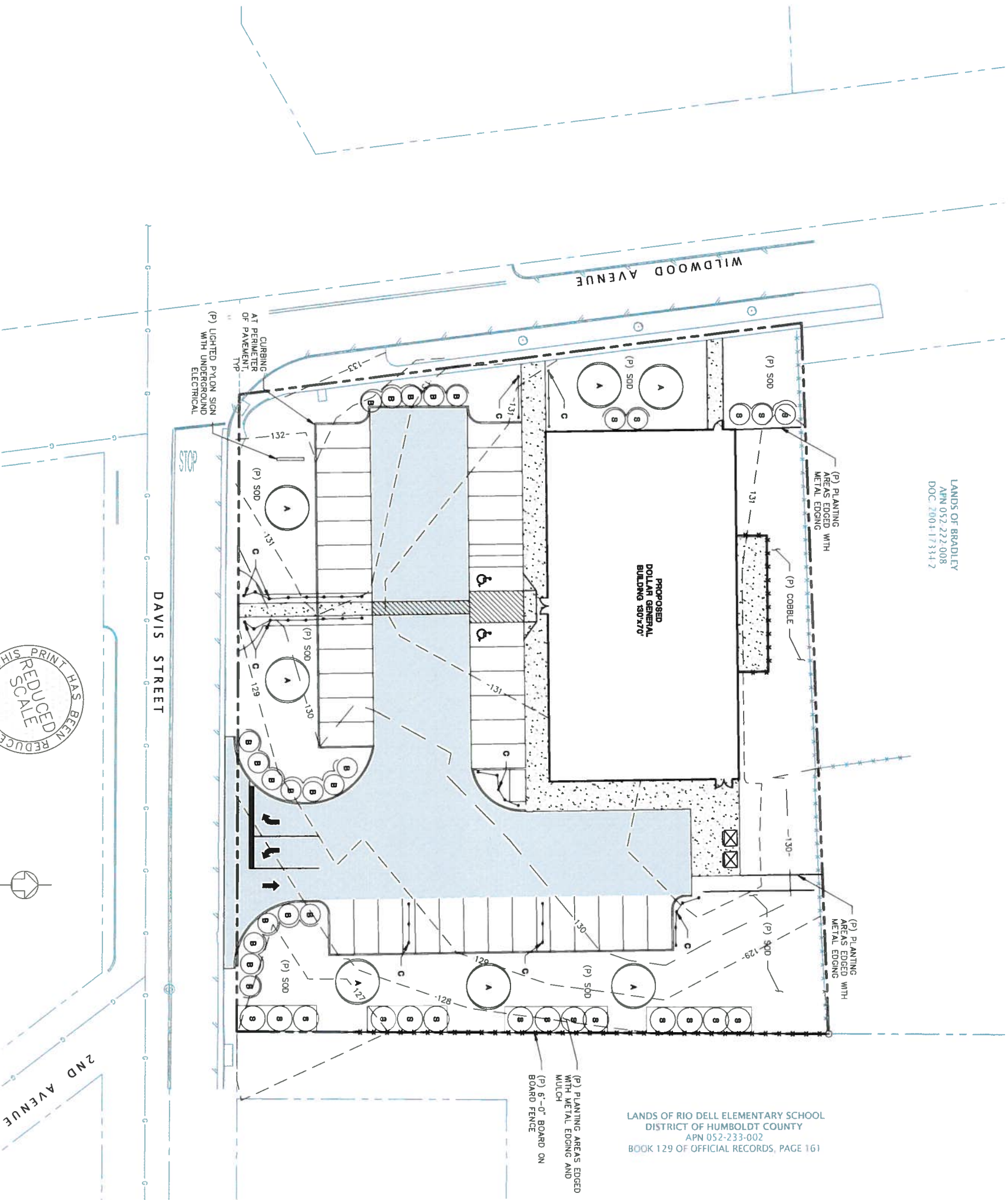


PRELIMINARY
NOT FOR CONSTRUCTION



PLANT LIST				
LARGE TREE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - AS PLANTED	SIZE - MATURE
A	ARBUTUS x MARINA	STRAWBERRY TREE	15 GALLON	40'x30'
SHRUBS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - AS PLANTED	SIZE - MATURE
B	BERERIS l. "ROSY GLOW"	BARBERRY	5 GALLON	4'x3'
C	CISTUS "SUNSET"	ROCK ROSE	1 GALLON	2'x3'
B	CEANOTHUS "DARK STAR"	CEANOTHUS	5 GALLON	5'x5'

- NOTES:**
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF PINE BARK MULCH, WITH EDGING AS REQUIRED AND WEED MAT UNDER MULCH.
 - ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
 - OWNER TO PROVIDE GOOD MAINTENANCE OF PLANTED AREAS ESPECIALLY IN THE EARLY YEARS.
 - "WEED AND FEED" TYPE PRODUCT SHALL BE USED ON THE SODDED AREAS.



LANDS OF RIO DELL ELEMENTARY SCHOOL
DISTRICT OF HUMBOLDT COUNTY
APN 052-233-002
BOOK 129 OF OFFICIAL RECORDS, PAGE 161

PROPOSED DOLLAR GENERAL
LANDSCAPING PLAN

ZAREMBA PROGRAM
DEVELOPMENT, LLC
RIO DELL, CALIFORNIA



Oscar Larson & Associates
Consulting Engineers, Inc.

317 Third Street, 2nd Floor • Eureka • CA • 95501
(707) 445-2043

9/10/13

PRINT DATE



No. _____ Date _____ By _____ Approv _____
Des. by: JND Date: _____
Dwg. by: CWB Checked by: JND Date: 9/10/13

Scale: AS SHOWN 7267

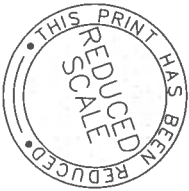
DRAWING No. L1

X OF X

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

© 2013 Oscar Larson & Associates

ENGINEER'S NOTES TO THE CONTRACTOR: The existence and location of any underground utilities, pipes, and/or structures shown on these plans were obtained by a search of available records. To the best of our knowledge, there are no existing utilities except as shown on these plans, which may not be accurate. The Contractor shall ascertain the true horizontal and vertical locations and size of all underground utilities and shall be responsible for damage to any public or private utilities shown or not shown hereon.



PRELIMINARY
NOT FOR CONSTRUCTION

2ND AVENUE

DAVIS STREET

WILDWOOD AVENUE

PROPOSED
DOLLAR GENERAL
BUILDING 180'x70'

(P) TWO (2) LINES -
ONE CONNECTS TO
SPRINKLERS HERE,
OTHER EXTENDS TO
SPRINKLERS AT FRONT

(P) ONE (1) 1" LINE
(P) DRIP IRRIGATION LINE

(P) FOUR
(4) 1" LINES

(P) TWO (2) 1" LINE

(P) IRRIGATION
VALVES - SIX (6)
EACH, 1" WITH
VACUUM BREAKERS

(P) THREE
(3) 1" LINES

LEGEND

● SPRINKLER HEAD

— SPRINKLER LINE

----- DRIP IRRIGATION LINE

NOTES:

1. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURBS.
2. ALL DRIP ON ONE VALVE. SPRINKLERS ON FIVE (5) VALVES, FIVE (5) ZONES.

Scale: AS SHOWN 7267		Job No. 7267	
DRAWING NO. L2		Job No. 7267	
X OF X		X	
PROPOSED DOLLAR GENERAL IRRIGATION PLAN			
ZAREMBA PROGRAM DEVELOPMENT, LLC RIO DELL, CALIFORNIA			
Oscar Larson & Associates Consulting Engineers, Inc. 317 Third Street, 2nd Floor • Eureka • CA • 95501 (707) 445-2043			
9/9/13 PRINT DATE			
REGISTERED PROFESSIONAL ENGINEER GREGORY M. HALL No. 73260 CIVIL STATE OF CALIFORNIA		REGISTERED PROFESSIONAL ENGINEER JOHN N. DeBOCE No. 26167 CIVIL STATE OF CALIFORNIA	
Des. by: JND		Date:	
Dwg. by: CWB		Checked by: JND	
No.		Date	
By		Approv	
Date: 9/9/13			

CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectances and characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaires. Based on the factors, Harris Manufacturing, Inc. can not guarantee these results.

Dollar General
Rio Dell, CA
Architect Requested Revision

Harris Lighting
4035 Reynolds Blvd
Green Cove Springs, FL 32043
Tel: (904) 284-1220 x262
Email: bhartt@harrislighting.com



*** Use of this photometric report for construction purposes is an acceptance that this does not follow prototype specification by Dollar General Corporation ***

AUG 26 2013

CITY OF RIO DELL

BOM Schedule	
Qty	Part Number
7	MFHID-WPF-400PMH
1	MFHID-WPF-150PMH
6	MFHID-PLL-400MH
3	HW-HID-15POLE4
3	MF-WPC-32CFL
6	HW-HID-PLL-SBL16
3	HW-HID-PLL-MB
Twin Tenon Mounting Bracket	
16" Housing Backlight Shield	
32W Full Cutoff Wall Pack	
15' Parking Lot Pole	
400W Parking Lot Lighting ***NOTE: DO NOT tilt fixtures up, keep at 0 degree horizontal plane.	
400W Full Cutoff Wall Packs	
150W Full Cutoff Wall Packs	
Description	

Calculation Summary				
Label	CalcType	Units	Avg	Max
Parking Lot CalcPts	Illuminance	Fc	10.70	76.5
Site CalcPts	Illuminance	Fc	0.82	28.9
				0.0
				0.0

Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
	7	MFHID-WPF-400PMH	400W Full Cutoff Wall Pack	SINGLE	44000	0.720
	7	Canopy Strips	Strip	SINGLE	2900	0.940
	3	MFHID-PLL-400MH SBL Twin	Twin 400W Parking Lot Lighting w. SBL	TWIN	40000	0.720
	1	MFHID-WPF-150PMH 12in	150W Full Cutoff Wall Pack	SINGLE	13300	0.720
	3	MF-WPC-32CFL 32W WALL P	32W Full Cutoff Wall Pack	SINGLE	2200	0.940

Luminaire Location Summary			
Label	Fix. Ht.	Orient	Tilt
MF-WPC-32CFL 32W WALL P	13.9	180	0
MF-WPC-32CFL 32W WALL P	13.9	180	0
MF-WPC-32CFL 32W WALL P	13.9	180	0
MFHID-WPF-400PMH	13.9	0	0
MFHID-WPF-400PMH	13.9	0	0
MFHID-WPF-400PMH	13.9	0	0
MFHID-WPF-400PMH	13.9	0	0
MFHID-WPF-400PMH	13.9	0	0
MFHID-WPF-400PMH	13.9	0	0
MFHID-WPF-400PMH	13.9	270	0
MFHID-WPF-400PMH	13.9	270	0
MFHID-WPF-150PMH 12in	12.6	90	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
Canopy Strips	180	10	0
MFHID-WPF-400PMH	9.4	270	0
MFHID-WPF-400PMH	9.4	270	0
MFHID-PLL-400MH SBL Twin	15	180	0
MFHID-PLL-400MH SBL Twin	15	90	0
MFHID-PLL-400MH SBL Twin	15	64.738	0

*** Use of this photometric report for construction purposes is an acceptance that this does not follw prototype specification by Dollar General Corporation**

Dollar General
Rio Dell, CA

Architect Requested Revision

CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectances or assumed characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaires. Based on the factors, Harris Manufacturing, Inc. can not guarantee these results.

Harris Lighting
4035 Reynolds Blvd
Green Cove Springs, FL 32043
Tel: (904) 284-1220 x262
Email: bhartt@harrislighting.com

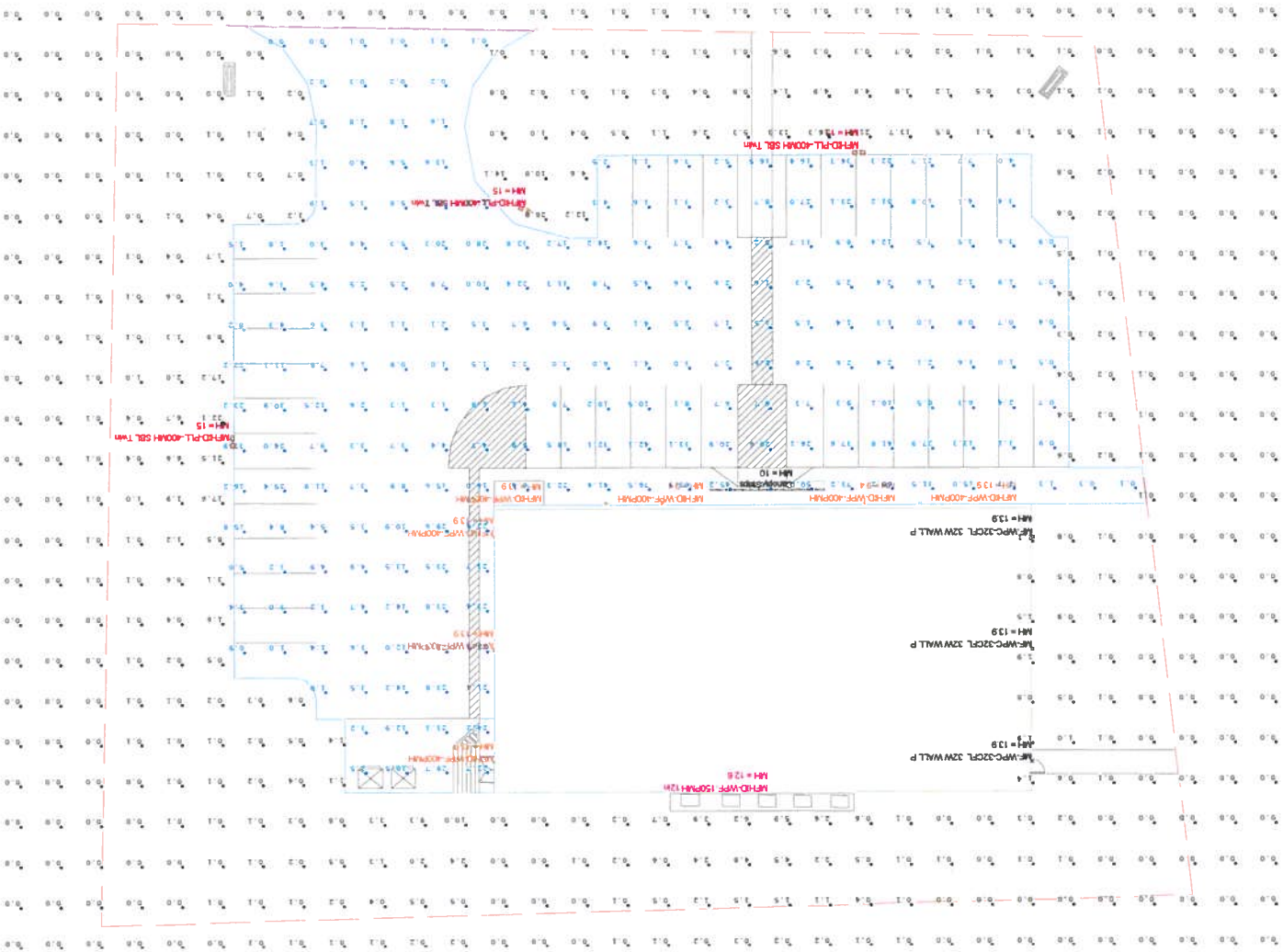


Dollar General
Rio Dell, CA
Architect Requested Revision
CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectances or assumed characteristics may affect the actual performance of the luminaires. Based on the factors, Harris Manufacturing, Inc. can not guarantee these results.

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Dollar General
Rio Dell, CA
Architect Requested Revision

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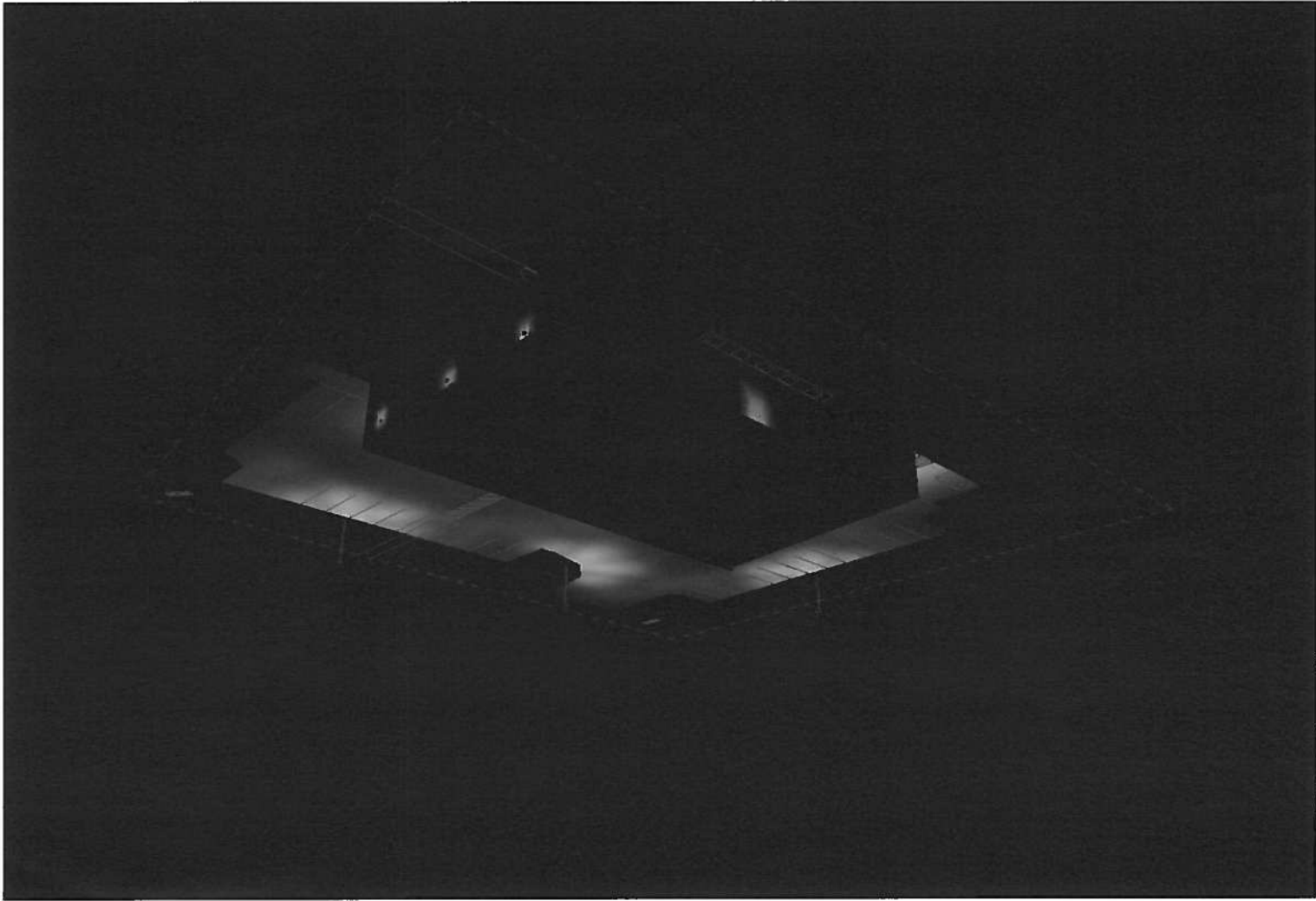


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Tel: (904) 284-1220 x262
Email: bhartt@harrislighting.com



*** Use of this photometric report for construction purposes is an acceptance that this does not follow prototype specification by Dollar General Corporation**

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/22/13	SL	SCP

REVISION DESCRIPTION

INITIAL DRAWING RELEASE

PARTS LIST:	
ITEM	DESCRIPTION
A	SPRINKLER CO. 2433 OR EQUIVALENT
E	SPRINKLER BLACK OR EQUIVALENT
C	MATCH PMS COOL GRAY 5
D	METAL PAINT BLACK POLYURETHANE
E	
F	
	MATERIAL LIST
1	
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACT SIZE + 1/16"-1/2"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" + 1/16"
- ALL COPY LEVEL (UNLESS NOTED OTHERWISE)
- VIEWING DISTANCE 25 TO 50" (UNLESS NOTED OTHERWISE)
- THIS COLOR CALIBRATION INDICATES USE OF SPORADIC INK SYSTEM
- NO DEVIATION OF MATERIAL SUBSTITUTION WITHOUT EEN.
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

**DOLLAR GENERAL
AS INSTALLED
VIEW**

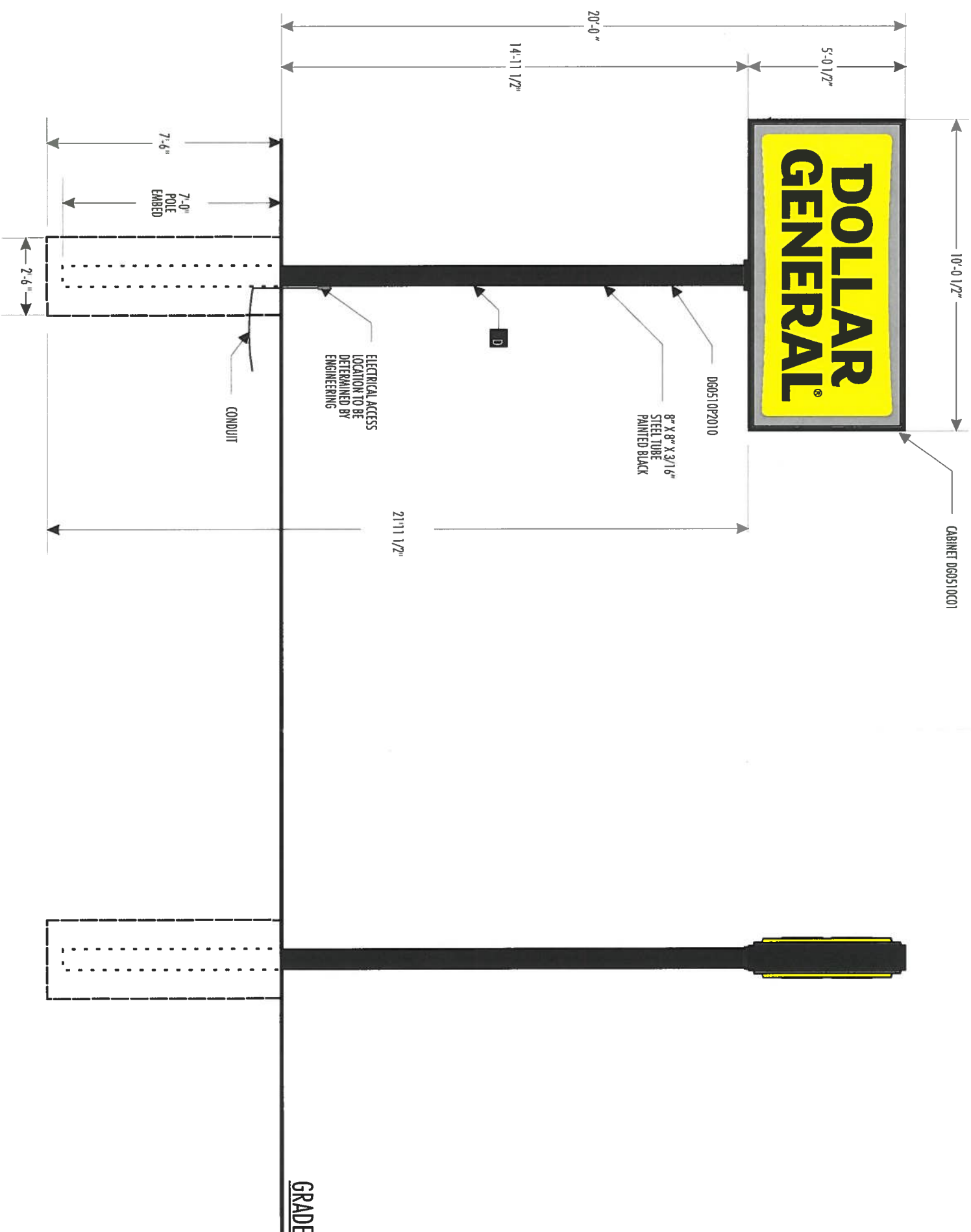
DESIGN LOAD:	CIRCUIT:	OUTAGE:
CHECKED BY:	STEVE P.	DAWN BE:

CITY OF RIO DEL

AUG 26 2013

RECEIVED

SCALE 1:48



AS INSTALLED VIEW

ATTACHMENT 5

RESOLUTION NO. PC 071 – 2013



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING THE DOLLAR GENERAL DESIGN REVIEW CONDITIONAL USE PERMIT:**

WHEREAS the Zarembo Group has made application on behalf of the Dollar General Corporation for a 9,100 square foot Dollar General store located at 44 Davis Street; and

WHEREAS the parcel is zoned Community Commercial (CC). The purpose of the Community Commercial zone is to provide for large-scale commercial uses; and

WHEREAS the proposed use is principally permitted. However, the project is subject to the City's Design Review regulations, Section 17.25.050 *et seq* of the Rio Dell Municipal Code; and

WHEREAS the City processed the application pursuant to Section 17.25.050 of the Rio Dell Municipal Code; and

WHEREAS the project as currently proposed and conditioned is consistent with the City's adopted Design Review Guiding Principles and Concepts, which are:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses; and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

WHEREAS the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell finds that as conditioned:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of Rio Dell Municipal Code; and
- The proposed use is consistent with the General Plan and any applicable specific plan; and
- The proposed use is consistent with the City’s Design Review regulations; and
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; and
- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties; and
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
- The use is principally permitted and is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations ministerial projects are statutorily exempt.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on September 25, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gary Chapman, Chairperson

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 071-2013 adopted by the Planning Commission of the City of Rio Dell on September 25, 2013.

Karen Dunham, City Clerk, City of Rio Dell

To: ☐ Office of Planning and Research
P.O. Box 344, Room 212
Sacramento, CA. 95812-4044

From: (Public Agency)

City of Rio Dell
675 Wildwood Avenue
Rio Dell, CA. 95562

☒ County Clerk
County of Humboldt
825 Fifth Street
Eureka, CA. 95501

Project Title: Dollar General Design Review Conditional Use Permit

Project Applicant: Zaremba Group

Project Location - Specific

The project site is located in the City of Rio Dell on property known as 44 Davis Street

Project Location – City: Rio Dell Project Location – County: Humboldt

Description of Nature, purpose and Beneficiaries of Project:

An application for a Design Review Conditional Use Permit for the Design Review of a proposed 9,100 square foot retail market.

Name of Public Agency Approving Project: City of Rio Dell

Name of Person or Agency Carrying Out Project: Dollar General – Zaremba Group

- Exempt Status: (check one)
- ☒ Ministerial (Sec. 21080(b)(1); 15268):
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number:
- ☐ Statutory Exemptions. State code number:
- ☐ Other Exemptions. State code number:

Reasons why project is exempt:
The project is principally permitted.

Lead Agency Kevin Caldwell Area Code/Telephone/Extension: (707) 764-3532

Contact Person: Community Development Director

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Community Development Director

☒ Signed by Lead Agency ☐ Signed by Applicant Date received for filing at OPR: _____

Authority cited: Section 21083 and 21110, Public Resources Code

Reference: Sections 21108, 21152 and 21152.1, Public Resources Code


Revised 2011


675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: September 25, 2013

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through:  Jilja Stretch, City Manager

Date: September 16, 2013

Subject: Section 17.30.180 Parking Regulations Text Amendment

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed text amendment;
2. Open the public hearing, receive public input, close the public hearing and deliberate;
3. Find that:
 - (a) The proposed text amendment is consistent with the General Plan; and
 - (b) The proposed text amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA);
4. Adopt Resolution No. PC 066-2013 recommending approval of the text amendments to the Rio Dell City Council.

Background/Summary

At your August 25th meeting, staff presented three (3) text amendments to the existing parking regulations. They were:

1. Prohibit the storage of trailers on public street and right-of-ways; and
2. Identify specific parking requirements for Low to Moderate Income (LMI) Senior Housing projects; and
3. Eliminate the need for a Conditional Use Permit (CUP) for exceptions to the location and required number of parking spaces.

Based on staff's recommendation, the Commission adopted Resolution No. PC 66-2013 recommending that the City Council adopt Ordinance No. 305-2013 implementing the recommended changes. Staff presented the recommended changes to the City Council at their meeting of September 3, 2013.

The City Council discussed the proposed Recreational Vehicle/Trailer Parking amendments and felt that the parking of recreational vehicles, boats and trailers should be restricted in all zones, not just residential zones. In addition, there was discussion regarding the 72 hour limit and whether or not 72 hours is too long. As such, the Council referred the issue back to your Commission for discussion and recommendation.

Staff believes that the provision should apply to all zones and not just residential zones. In regards to the 72 hour period, staff believes it is a reasonable amount of time to allow the temporary parking of recreational vehicles, including boats and trailers. Below is a copy of existing and proposed regulation:

Section 17.30.180(2)(d) RDMC

Recreational Vehicle/Trailer Parking: The storage (parking for any period longer than 72 hours) of a recreational vehicle, ~~and/or~~ boat and/or trailer ~~in a residential zoning district shall be allowed only when all portions of the vehicle or boat and/or trailer are located entirely within the property boundaries and do not extend into the public right-of-way, including public utility easements and sidewalks.~~

The Council also discussed staff's recommended parking demand for low to moderate income senior housing projects. There was concern that the recommended ½ parking space for one bedroom or studio units may not provide adequate parking facilities for the proposed

development. Staff's recommendation was based on many low to moderate income senior citizens (62 years and older) are limited to one (1) car per household and some low to moderate income senior citizens do not drive for either financial reasons or health related issues.

However, upon reconsideration and discussion with the Council, staff is now recommending ¾ parking spaces per one bedroom or studio unit. Therefore staff recommends the following parking requirements for low to moderate income senior housing developments:

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Residential	
Single Family & Duplexes	2 spaces per dwelling unit
Multi-Family (3 or more units)	
One Bedroom or Less	1 space per dwelling unit
Two or Three Bedrooms	2 spaces per dwelling unit
Four Bedrooms or More	2.5 spaces per dwelling unit
Guest Parking	.5 spaces per dwelling unit
Low to Moderate Income Senior Housing Projects (62 and older)	
One Bedroom or Less	.75 space per dwelling unit
Two Bedrooms	1 space per dwelling unit
Three Bedrooms	1.5 spaces per dwelling unit
Four Bedrooms or More	2 spaces per dwelling unit
Guest Parking	.5 spaces per dwelling unit

As the Commission is aware, staff also recommended eliminating the need for a Conditional Use Permit (CUP) for exceptions to the location of the required parking and to the amount of required parking. The City Council was comfortable with the Planning Commission's recommendation to eliminate the CUP requirement for exceptions and having the Community Development Director in consultation with the Director of Public Works and sometimes the City Engineer reviews applications for exception requests.

Procedures for Zoning Ordinance Amendments

Pursuant to Section 17.35.010 of the City of Rio Dell Municipal Code, the following City procedures are required to amend the Ordinance:

- An amendment may be initiated by one or more owners of property affected by the proposed amendment, as set out in Section 17.35.010(3), or by action of the Planning Commission, or the City Council.
- The application of one or more property owners for the initiation of an amendment shall be filed in the office of the City Clerk on a form provided, accompanied by a filing fee.

- Subject only to the rules regarding the placing of matters on the Planning Commission agenda, the matter shall be set for a public hearing.
- Notice of hearing time and place shall be published once in a newspaper of general circulation at least ten calendar days before the hearing or by posting in at least three public places.
- At the public hearing, the Planning Commission shall hear any person affected by the proposed amendment. The hearing may be continued from time to time.
- Within 40 days of the conclusion of the hearing, the Planning Commission shall submit to the City Council a written report of recommendations and reasons therefore.
- Subject only to the rules regarding the placing of matters on its agenda, the City Council, at its next regular meeting following the receipt of such report, shall cause the matter to be set for a public hearing. Notice of the time and place of the hearing shall be given as provided in Section 17.35.010(5), hereof.
- At the public hearing, the City Council shall hear any person affected by the proposed amendment. The hearing may be continued to a specified future date, but shall be concluded within 60 days of the commencement thereof.
- The City Council shall not make any change in the proposed amendment until the proposed change has been referred to the Planning Commission for a report, and the Planning Commission report has been filed with the City Council.

Zone Reclassification Required Finding:

1. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

There are no policies in the General Plan which would discourage or prohibit the Community Development Director from granting or denying exception requests for the location and required number of parking spaces. One of the primary goals of any General Plan is facilitate planned orderly development. Staff believes the recommended text amendments will help facilitate and expedite planned orderly development.

2. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project.

Based on the nature of the project, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a *significant* effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendments, staff believes there is no evidence to suggest that the amendments will have a significant effect on the environment.

Financial Impact

The City is responsible for the costs associated with the proposed amendment. The cost is insignificant and will not result in additional budget expenditures or revisions.

Attachments:

1. Resolution No. PC 066-2013 recommending approval of the text amendment to the Rio Dell City Council.
2. Draft Ordinance No. 305-2013 amending Section 17.30.180 of the Rio Dell Municipal Code.

RESOLUTION NO. PC 066 – 2013



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
RECOMMENDING APPROVAL OF AMENDING THE PARKING REGULATIONS,
SECTION 17.30.180 OF THE RIO DELL MUNICIPAL CODE:**

WHEREAS in responding to complaints regarding the on-street parking of recreational vehicles and boats, staff discovered that the on-street parking of trailers (i.e. horse trailers, cargo trailers, dump trailers, etc.) is not addressed; and

WHEREAS staff believes this to be an oversight. It was staff's intent when we recently updated the parking regulations, that all trailers be prohibited from being stored (parking for any period longer than 72 hours) on a public street or right-of-way; and

WHEREAS during a recent meeting with DANCO regarding a potential senior housing project, staff discovered that we do not have specific parking requirements for low to moderate income senior housing projects; and

WHEREAS as such, staff is recommending that the City establish separate parking requirements for low to moderate income senior housing projects; and

WHEREAS many low to moderate income senior citizens (62 years and older) are limited to one (1) car per household due to financial reasons or health related issues; and

WHEREAS staff believes that the parking demand for low to moderate income senior citizens would not be the same for typical single family of multifamily developments; and

WHEREAS staff is also recommending eliminating the need for a Conditional Use Permit (CUP) for exceptions to the location of the required parking and to the amount of required parking; and

WHEREAS the cost for a Conditional Use Permit ranges from about \$500.00 to about \$1,000.00; and

Section 1. The Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code is hereby amended as follows:

Section 17.30.180(2) (d) RDMC

Recreational Vehicle/Trailer Parking: The storage (parking for any period longer than 72 hours) of a recreational vehicle, ~~and/or~~ boat and/or trailer ~~in a residential zoning district~~ shall be allowed only when all portions of the vehicle ~~or~~ boat and/or trailer are located entirely within the property boundaries and do not extend into the public right-of-way, including public utility easements and sidewalks.

Section 17.30.180(4) Location Exception

- (i) Exceptions to the location requirement for parking facilities for commercial uses may be ~~allowed with a Conditional Use Permit~~ approved by the Community Development Director in consultation with the Director of Public Works if it is found that:
- (ii) A substitute parking area is to be provided and remain available for as long as the use to which the required parking pertains shall continue; and
- (iii) The substitute parking area is within an area designated in the General Plan for commercial or other business use and within which parking is a permitted and compatible use; and
- (iv) All or part of the substitute location is within four hundred feet (400') of the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage; and
- (v) The substitute parking area is owned by the owner of the property on which the use for which the parking is being provided or is owned by a public entity empowered to provide public parking facilities; or

Section 17.30.180(5) Amount Exception

- (a) Exceptions to the requirements for the number of off-street parking spaces may be ~~allowed with a Conditional Use Permit~~ approved by the Community Development Director in consultation with the Director of Public Works provided evidence is submitted in support of the exception. Exceptions may be granted by the ~~hearing officer~~ Community Development Director based upon the following factors:

- (i) Geographic location of site;
- (ii) Levels of anticipated use.

ORDINANCE NO. 305 – 2013



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE PARKING REGULATIONS, SECTION 17.30.180 OF THE RIO DELL
MUNICIPAL CODE:

THE CITY COUNCIL OF THE CITY OF RIO DELL ORDAINS AS FOLLOWS:

WHEREAS in responding to complaints regarding the on-street parking of recreational vehicles and boats, staff discovered that the on-street parking of trailers (i.e. horse trailers, cargo trailers, dump trailers, etc.) is not addressed; and

WHEREAS staff believes this be an oversight. It was staff's intent when we recently updated the parking regulations, that all trailers be prohibited from being stored (parking for any period longer than 72 hours) on a public street or right-of-way; and

WHEREAS during a recent meeting with DANCO regarding a potential senior housing project, staff discovered that we do not have specific parking requirements for low to moderate income senior housing projects; and

WHEREAS as such, staff is recommending that the City establish separate parking requirements for low to moderate income senior housing projects; and

WHEREAS many low to moderate income senior citizens (62 years and older) are limited to one (1) car per household due to financial reasons or health related issues; and

WHEREAS staff believes that the parking demand for low to moderate income senior citizens would not be the same for typical single family of multifamily developments; and

WHEREAS staff is also recommending eliminating the need for a Conditional Use Permit (CUP) for exceptions to the location of the required parking and to the amount of required parking; and

WHEREAS the cost for a Conditional Use Permit ranges from about \$500.00 to about \$1,000.00; and

WHEREAS the processing time for a Conditional Use Permit is a minimum of four (4) weeks and up to six (6) or eight (weeks) depending on when the application is submitted the complexity of the application and the need for referral agency comments; and

WHEREAS currently the Community Development Director in consultation with the Director of Public Works and sometimes the City Engineer reviews applications for exception requests and based on the submitted evidence makes a recommendation to the Planning Commission to either approve or deny the exception request; and

WHEREAS should the Planning Director deny the exception request, the applicant may appeal the decision to the Planning Commission and subsequently to the City Council; and

WHEREAS staff believes the recommended revisions to the exception provisions will save applicants both time and money, thus facilitating and expediting planned, orderly development consistent with an overall comprehensive view of the General Plan; and

WHEREAS the City has reviewed and processed the proposed amendments in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and processed the proposed amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code; and

WHEREAS the City finds that based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the General Plan and any implementation programs that may be affected; and

WHEREAS the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell finds that:

1. The proposed amendments are consistent with the General Plan and any applicable specific plan; and
2. The City has determined that the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Rio Dell does hereby ordain as follows:

Section 1. The Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code is hereby amended as follows:

Section 17.30.180(2) (d) RDMC

Recreational Vehicle/~~Trailer~~ Parking: The storage (parking for any period longer than 72 hours) of a recreational vehicle, ~~and/or~~ boat and/or trailer ~~in a residential zoning district~~ shall be allowed only when all portions of the vehicle ~~or~~ boat and/or trailer are located entirely within the property boundaries and do not extend into the public right-of-way, including public utility easements and sidewalks.

Section 17.30.180(4) Location Exception

- (i) Exceptions to the location requirement for parking facilities for commercial uses may be ~~allowed with a Conditional Use Permit approved by the Community Development Director in consultation with the Director of Public Works~~ if it is found that:
- (ii) A substitute parking area is to be provided and remain available for as long as the use to which the required parking pertains shall continue; and
- (iii) The substitute parking area is within an area designated in the General Plan for commercial or other business use and within which parking is a permitted and compatible use; and
- (iv) All or part of the substitute location is within four hundred feet (400') of the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage; and
- (v) The substitute parking area is owned by the owner of the property on which the use for which the parking is being provided or is owned by a public entity empowered to provide public parking facilities; or

Section 17.30.180(5) Amount Exception

- (a) Exceptions to the requirements for the number of off-street parking spaces may be ~~allowed with a Conditional Use Permit approved by the Community Development Director in consultation with the Director of Public Works~~ provided evidence is submitted in support of the exception. Exceptions may be granted by the ~~hearing officer~~ Community Development Director based upon the following factors:

- (i) Geographic location of site;
- (ii) Levels of anticipated use.

- (iii) Site specific topographic constraints;
- (iv) Historically designated structures;
- (v) Proximity to urban built-up areas; and

17.30.180(17) Number of Parking Spaces Required

(a) Each land use shall be provided the number of off-street parking spaces required by this Section. Each space shall be independently accessible. See Sections 17.30.180(19) and 17.30.180(20) for off-street parking requirements for bicycles and motorcycles, respectively.

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Residential	
Single Family & Duplexes	2 spaces per dwelling unit
Multi-Family (3 or more units)	
One Bedroom or Less	1 space per dwelling unit
Two or Three Bedrooms	2 spaces per dwelling unit
Four Bedrooms or More	2.5 spaces per dwelling unit
Guest Parking	.5 spaces per dwelling unit
<u>Low to Moderate Income Senior Housing Projects (62 and older)</u>	
<u>One Bedroom or Less</u>	<u>.75 space per dwelling unit</u>
<u>Two Bedrooms</u>	<u>1 space per dwelling unit</u>
<u>Three Bedrooms</u>	<u>1.5 spaces per dwelling unit</u>
<u>Four Bedrooms or More</u>	<u>2 spaces per dwelling unit</u>
<u>Guest Parking</u>	<u>.5 spaces per dwelling unit</u>
Commercial	
Ambulance Service	3 spaces for each emergency vehicle.
Animal Hospitals & Kennels	1 space for each 500 sq. ft. of gross floor area.
Appliance & Furniture Sales	1 space for each 500 sq. ft. of gross floor area.
Art Galleries/Studios	1 space for every 300 sq. ft. of gross floor area.
Auditoriums, Assembly Hall, Community Centers, Theaters	1 space for every 4 seats. Without fixed seats, 1 space for every 100 sq. ft. of assembly area.
Automobile & Boat Sales	4 spaces for first 10,000 sq. ft. of lot area, plus 1 space for each 3,000 sq. ft. thereafter.
Automobile Repair, Tire Sales & Repairs	3 spaces for each service

	stall/bay.
Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Banks, Credit Unions, Savings & Loans	1 space for every 250 sq. ft. of gross floor area.
Barbershops, Hair Salons	2 spaces for each chair or station.
Bed Breakfast Inns	1 space for each guest room, plus 2 additional spaces.
Hotels & Motels	1 space for each guest room, plus 2 additional spaces.
Night Clubs, Bars, Cocktail Lounges	1 space for every 200 sq. ft. of gross floor area.
Professional Offices, including Engineers, Architects, Realtors, Financial Advisors, Medical & Dental	1 space for every 250 sq. ft. of gross floor area.
Retail Sales & Service	1 space for every 250 sq. ft. of gross floor area.
Restaurants	1 space for every 4 seats or 1 space for every 200 sq. ft. of dining area, which is ever greater.
Shopping Centers	1 space for every 300 sq. ft. of gross floor area.
Industrial Uses	
Mini Storage Facilities	1 space for every 20 units.
Warehouses, Wholesale Manufacturing	1 space for every 500 sq. ft. of gross floor area.
Recreational Uses	
Amusement Arcades	1 space for each 300 sq. ft. of gross floor area, plus 10 bicycle spaces/racks within 25 feet of main entrance
Recreational Uses Continued	
Batting Cages/Golf Driving Range	1.5 spaces per batting stand or tee.
Billiard/Pool Hall	2 spaces per table.
Bowling Alleys	3 spaces for each lane.
Card Room, Bingo	1 space for every 4 seats.
Fitness Clubs	1 space for every 250 sq. ft. of gross floor area.
Skating Rinks	1 space for every 500 sq. ft. of gross floor area.

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Other uses	
Care, Convalescent & Nursing Homes	1 space for every 2 beds
Child Care Center	1 space per 8 children.
Churches, Worship Facilities	1 space for every 4 seats. Without fixed seats, 1 space for every 100 sq. ft. of assembly area.
Hospitals	1 space for every 2 beds
Mortuaries	1 space for every 4 seats. Without fixed seats, one space for every 100 sq. ft. of assembly area.

Section 2. Severability

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

Section 3. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

Section 4. CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3) of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance.

Section 5. Effective Date

This ordinance becomes effective thirty (30) days after the date of its approval and adoption.

I HEREBY CERTIFY that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 1, 2013 and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 15th of October 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jack Thompson, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Ordinance No. 305-2013 adopted by the City Council of the City of Rio Dell on October 15, 2013.

Karen Dunham, City Clerk, City of Rio Dell